069.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	809,400 / 809,400
					USE VALUE:	809,400 / 809,400
					ASSESSED:	809,400 / 809,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHARTIER JOSEPH M &
Owner 2:	KOFT JOANNA
Owner 3:	
Street 1:	47 DAVIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURRAY STEVEN -
Owner 2:	-
Street 1:	47 DAVIS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,165 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 2130 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5165.000	397,100	9,800	402,500	809,400
Total Card	0.119	397,100	9,800	402,500	809,400
Total Parcel	0.119	397,100	9,800	402,500	809,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.91 | /Parcel: 379.9

Legal Description

User Acct 44357

GIS Ref

GIS Ref

Insp Date 11/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 069.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	397,100	9800	5,165.	402,500	809,400	809,400	Year End Roll	12/18/2019
2019	101	FV	294,700	10300	5,165.	373,700	678,700	678,700	Year End Roll	1/3/2019
2018	101	FV	294,700	10300	5,165.	373,700	678,700	678,700	Year End Roll	12/20/2017
2017	101	FV	294,700	10300	5,165.	327,700	632,700	632,700	Year End Roll	1/3/2017
2016	101	FV	294,700	10300	5,165.	299,000	604,000	604,000	Year End	1/4/2016
2015	101	FV	287,400	10700	5,165.	264,500	562,600	562,600	Year End Roll	12/11/2014
2014	101	FV	287,400	10700	5,165.	250,100	548,200	548,200	Year End Roll	12/16/2013
2013	101	FV	287,400	10700	5,165.	238,000	536,100	536,100		12/13/2012

!5952!

PRINT

Date	Time
12/10/20	20:46:26

LAST REV

Date	Time
10/10/19	16:48:44

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5952

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY STEVEN,	54689-36		5/14/2010		527,000	No	No		
	15154-512		8/1/1983		115,000	No	No		Y

USER DEFINED

Prior Id # 1:	44357
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2013	1346	Re-Roof	2,000	C				
10/27/2010	2209	Redo Kit	42,500					&REDO BATH
6/17/1996	261	Manual	15,500					REROOF/V/SIDING/GU

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	CC	Chris C
1/22/2014	Info Fm Prmt	EMK	Ellen K
4/21/2011	Info Fm Prmt	BR	B Rossignol
12/11/2008	Meas/Inspect	345	PATRIOT
11/2/1999	Inspected	264	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	263	PATRIOT
7/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5165		Sq. Ft.	Site		0	70.	1.11	12									402,467						402,500	

Total AC/HA: 0.11857 | Total SF/SM: 5165 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 402,467 | Spl Credit | Total: 402,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24088347
Const Adj.:	1.00145495
Adj $ / SQ:	155.336
Other Features:	93498
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445209
Depreciation:	48083
Depreciated Total:	397126

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

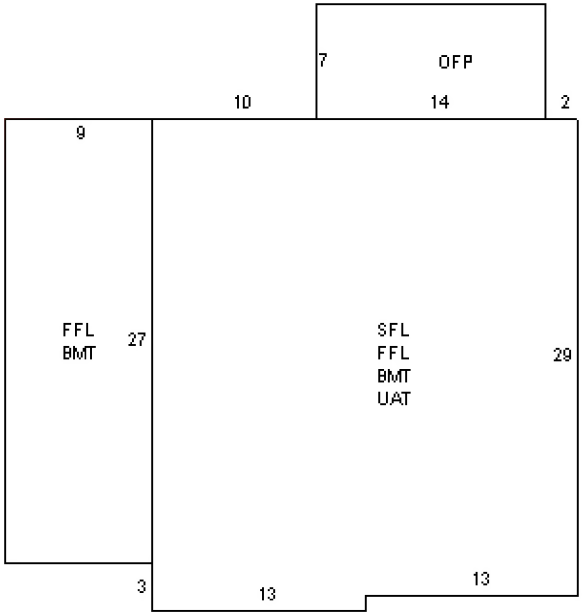
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.34
Special Features:	0	Val/Su Net:	129.05
Final Total:	397100	Val/Su SzAd	223.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,010	59.890	60,493
FFL	First Floor	1,010	155.340	156,889
SFL	Second Floor	767	155.340	119,143
UAT	Upper Attic	192	62.130	11,914
OFP	Open Porch	98	33.390	3,272

Net Sketched Area:	3,077			Total:	351,711
Size Ad	1777	Gross Are	3652	FinArea	2130

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	18X36	A	AV	1970	21.69	T	39.2	101			8,500			8,500
19	Patio	D	Y	1	12X50	A	AV	1985	2.88	T	27.2	101			1,300			1,300

More:	N	Total Yard Items:	9,800	Total Special Featues:		Total:	9,800